

SUBJECT: Proposed text amendment for Chapter § 1409-15 Truck Docks; Loading and Service Areas.

PURPOSE:

To obtain input and direction from the City Planning Commission (CPC) on zoning text as it relates to Truck Docks; Loading and Service Areas.

PROPOSED TEXT AMENDMENT:

§ 1409-15. Truck Docks; Loading and Service Areas.

Truck docks, loading and service areas are not permitted within ~~50~~ 100 feet of residential district boundaries and are not permitted to be used between 10 PM and 7 AM on weekdays and between 11 PM and 7 AM on weekends. These facilities must be located at the side of buildings or in the rear of the site and screened so as not to be visible from residential districts. Where a building abuts a residential district, the ~~preferred~~ location of these facilities is the side away from the district boundary, unless a conditional use is obtained pursuant to the procedures and criteria of Chapter 1445, Variances, Special Exceptions and Conditional Uses.

JUSTIFICATION:

Staff presented a report to the CPC regarding these items on December 16, 2005. Staff was given the direction to work with the Law Department to address concerns raised at the CPC meeting. At a meeting held on January 20, 2006 with the Law Department the language was revised to increase the distance between the truck docks; loading and service areas and the residential district boundaries. The new distance will give residential properties a greater buffer from adjacent commercial loading areas.

RECOMMENDATION:

The Department of Community Development and Planning staff recommends that the City Planning Commission approve the requested text amendments listed for Chapter 1409-15 Truck Docks; Loading and Service Areas Regulations of the City of Cincinnati Zoning Code.

APPROVED:

Respectfully submitted,

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